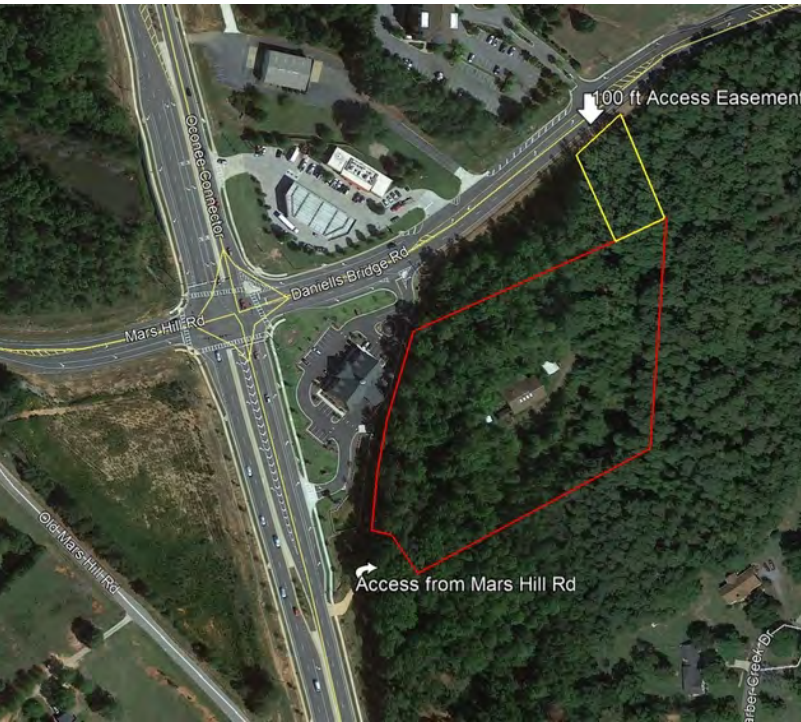


CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	5.13 ± Acres
Lot Frontage:	135 ft Mars Hill Rd
Zoning:	B-1
Market:	Oconee County
Submarket:	Oconee Connector
Traffic Count:	14,700 Mars Hill Rd 3,780 Daniels Bridge Rd

PROPERTY OVERVIEW

The property is well suited for an office, hotel, or retail development. It is mostly wooded with a creek running along the western property line. There is an existing 3,148 SF ranch home and a couple of storage buildings located on the property. There is access on Mars Hill Road and a 100 ft easement in place to access Daniels Bridge Rd.

LOCATION OVERVIEW

Property is located in the Southeast quadrant of Daniels Bridge Rd and Mars Hill Rd. There is a curb cut located on recently opened 4-lane Mars Hill Rd

PROPERTY HIGHLIGHTS

- Access to both Daniels Bridge Rd & Mars Hill Rd
- High Growth Area
- Great office, retail, or hotel location
- 100 ft access easement located on Daniels Bridge Rd

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

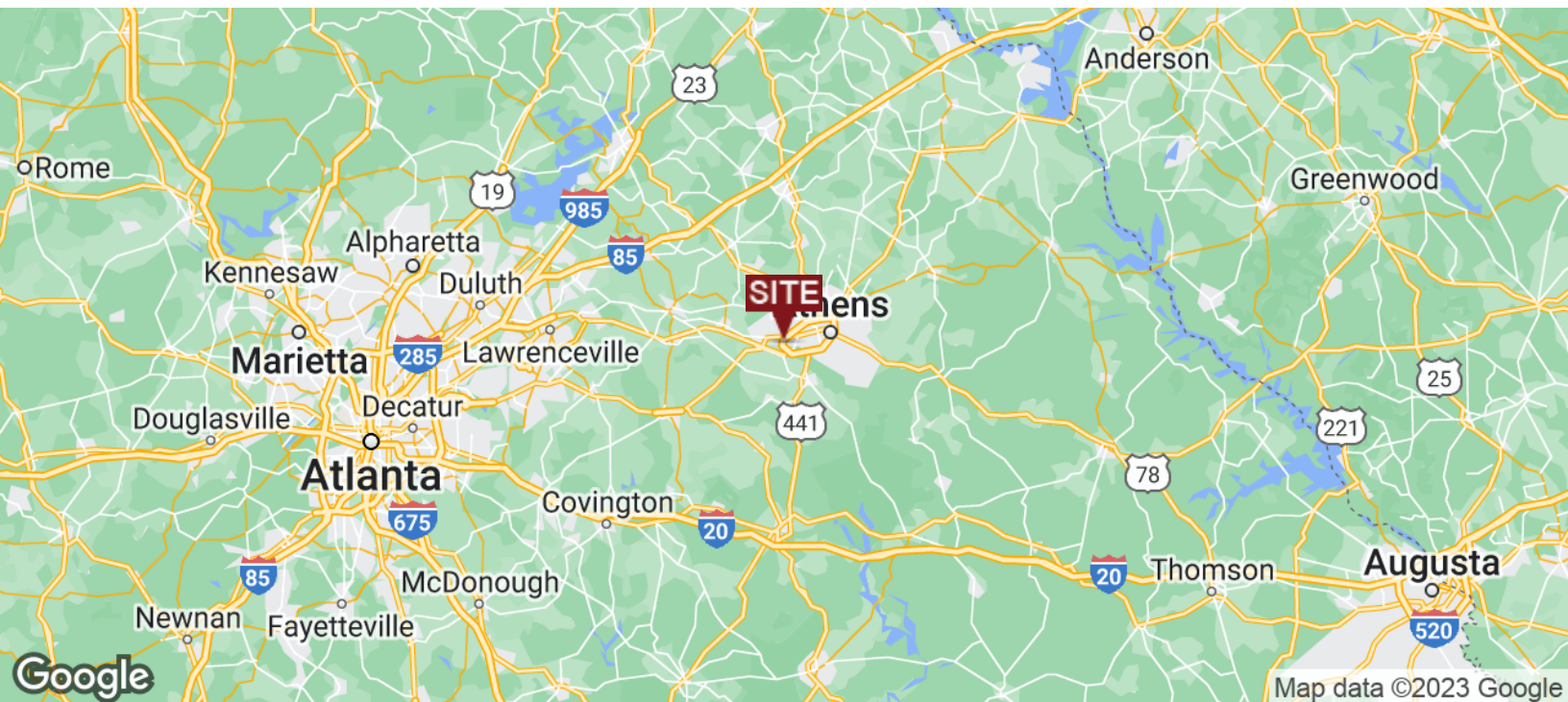
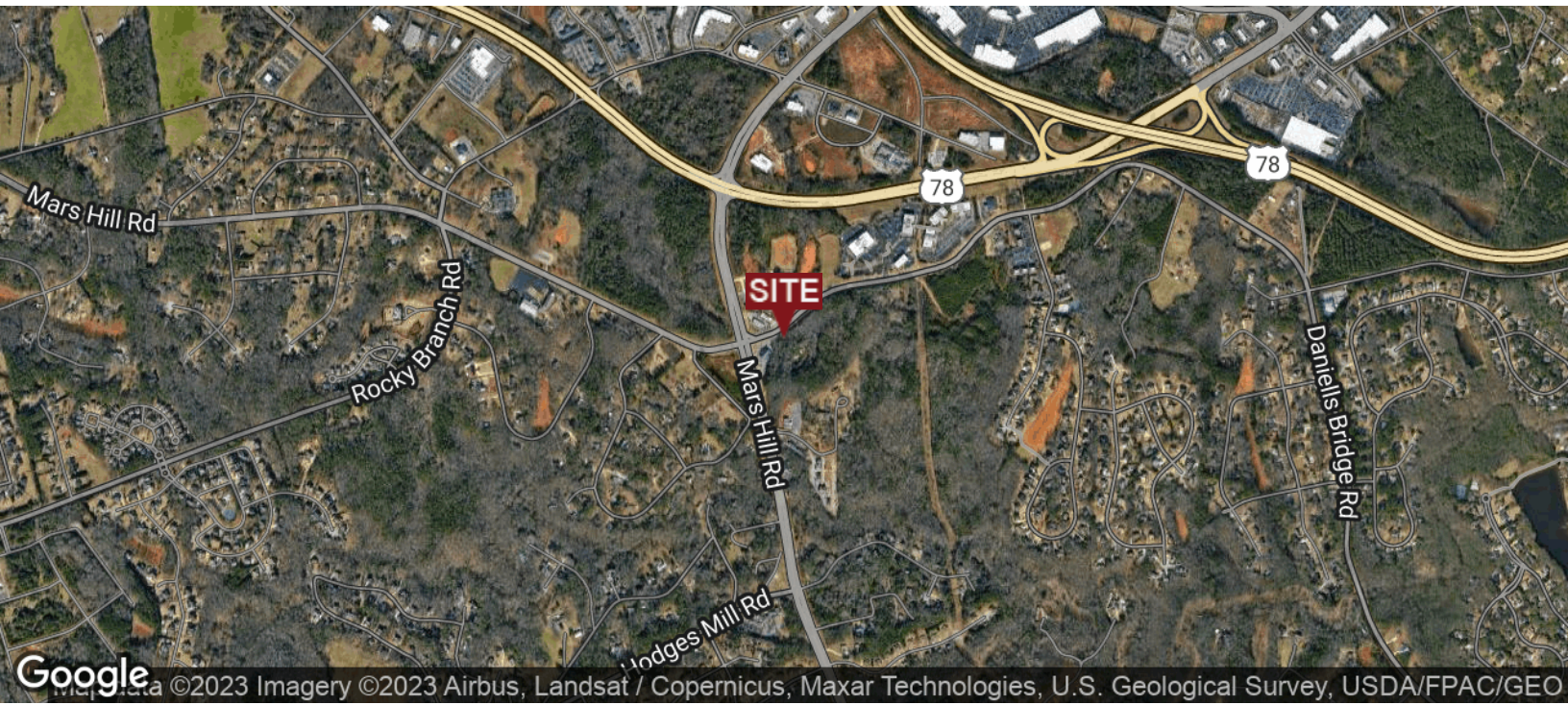
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



LOCATION MAPS



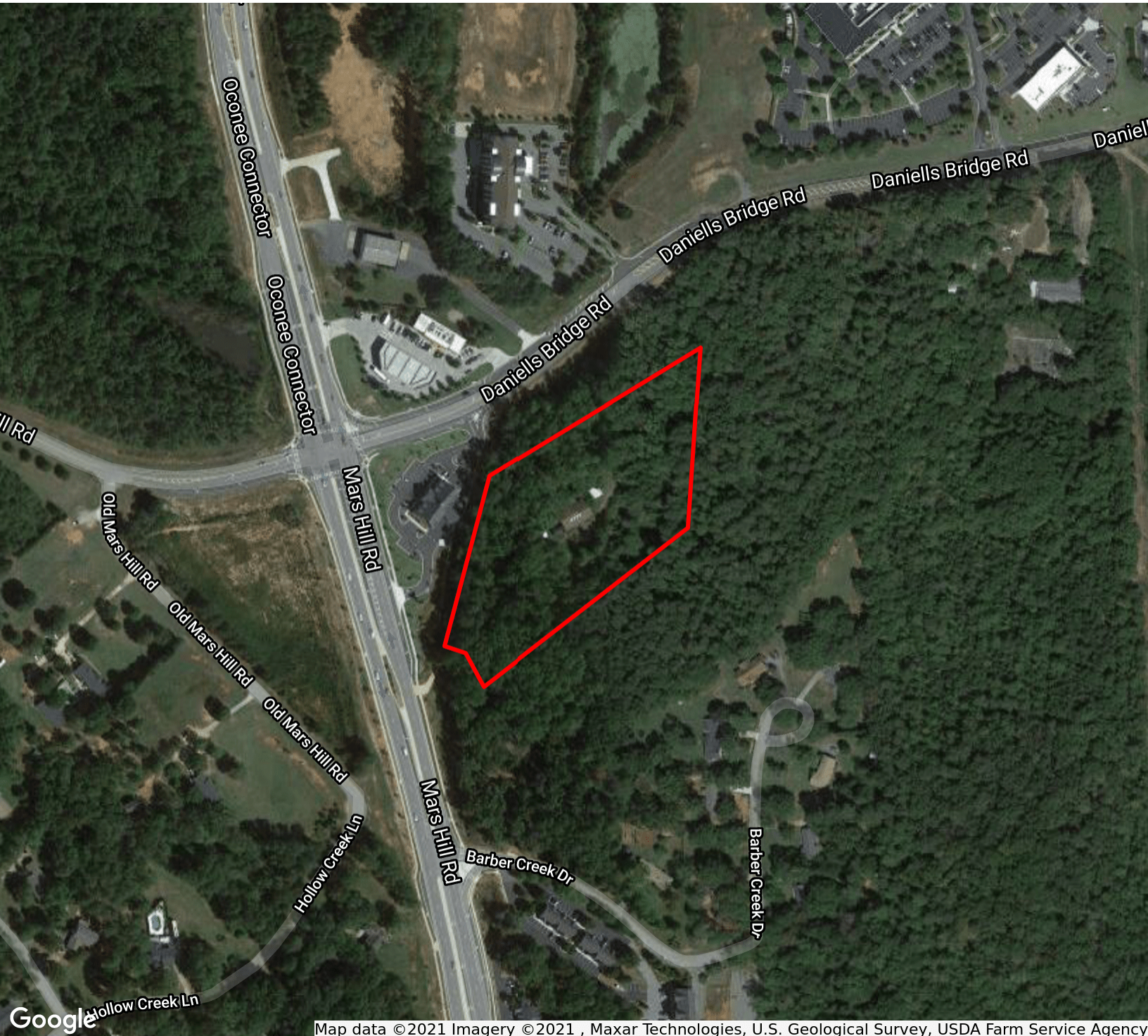
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CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



AERIAL MAP



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



ADDITIONAL PHOTOS



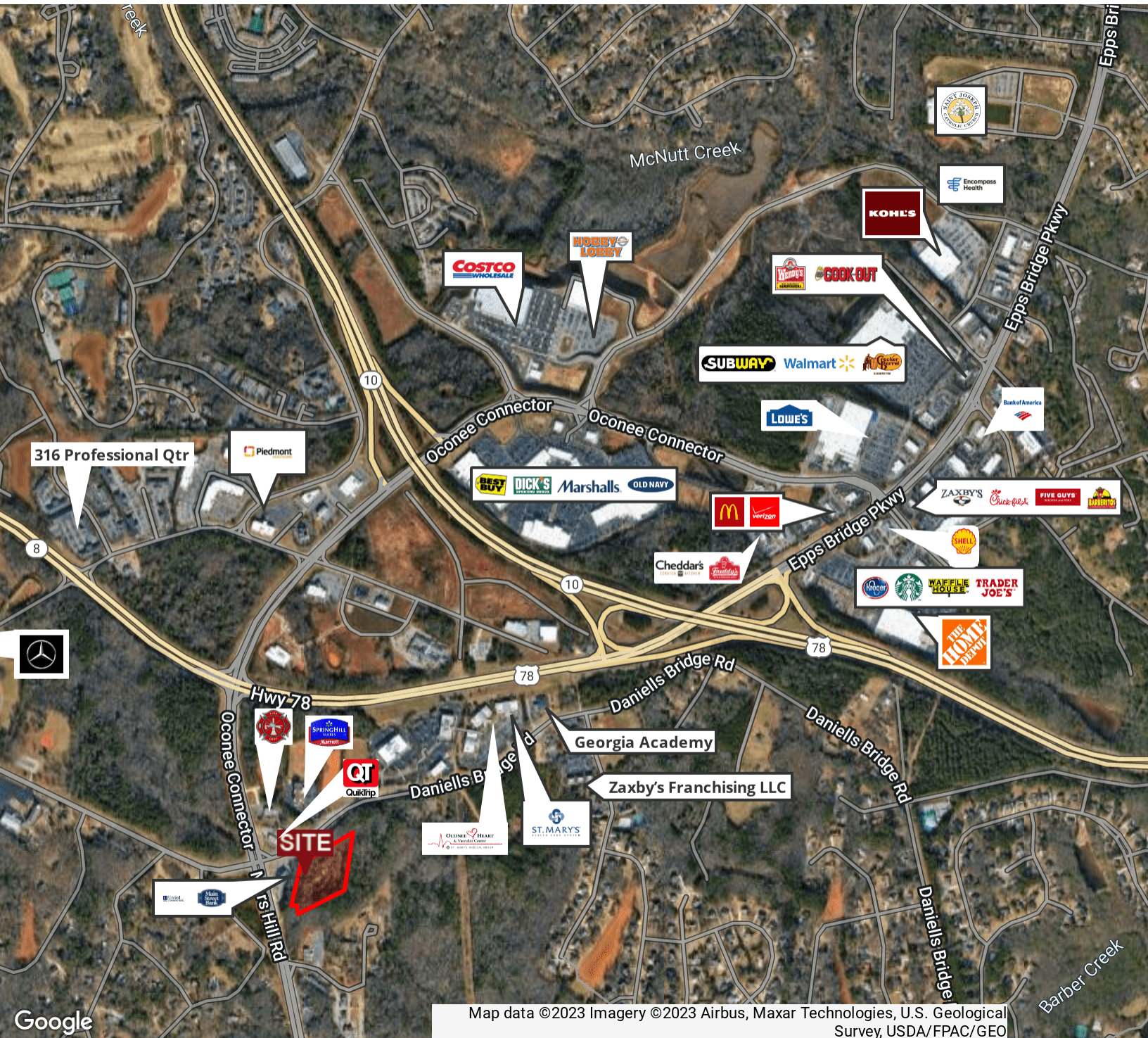
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CARROLL TRACT

2434 & 2438 MARS HILL RD, WATKINSVILLE, GA 30677



RETAILER MAP



Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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grantwhitworth@gmail.com



SCALE: 1"=1,200'

SIGHT DISTANCE

1. STOPPING & SHORT-PILE ROAD	ADJUSTED SIGHT DISTANCE	200' (60 MPH)
2. STOPPING & STOPPED THROUGH ROAD	ADJUSTED SIGHT DISTANCE	200' (60 MPH)
3. STOPPING & STOPPED THROUGH ROAD	ADJUSTED SIGHT DISTANCE	200' (60 MPH)
4. STOPPING & STOPPED THROUGH ROAD	ADJUSTED SIGHT DISTANCE	200' (60 MPH)

PROJECT DATA

OWNER	MR. CHAS. HILL
DESIGNER	BE CONSULTING INC.
DATE	9-4-12
PROJECT NO.	10-021-15

BE CONSULTING INC. 2410 HOOD MOUNTAIN ROAD, SUITE 103, WAINWRIGHTVILLE, GA 30677. TEL: 770-423-1831. FAX: 770-423-1832. WWW.BECONSULTINGINC.COM

BE CONSULTING INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND WOMEN OWNED BUSINESS ENTERPRISE (WMBE) FIRM. BE CONSULTING INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND WOMEN OWNED BUSINESS ENTERPRISE (WMBE) FIRM.

PERMANENT ADDRESS: 108 S. BERRY STREET, WAINWRIGHTVILLE, GA 30677. TEL: 770-423-1831. FAX: 770-423-1832. WWW.BECONSULTINGINC.COM

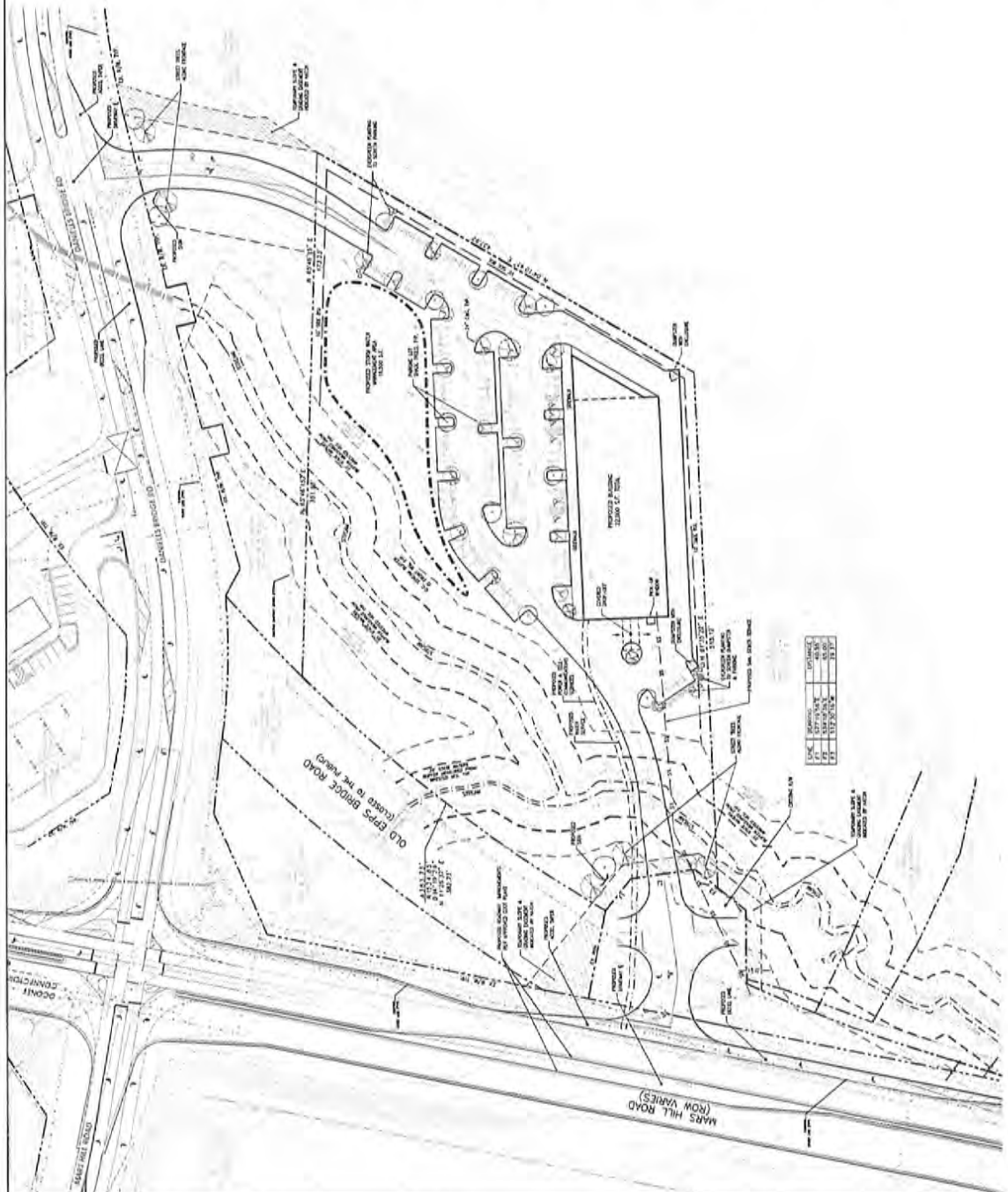
PROJECT NO. 10-021-15

DATE: 9-4-12

PROJECT NO.: 10-021-15

GRAPHIC SCALE: 0' 25' 50' 100' 150'

SCALE: 1"=500'



NO.	DATE	DESCRIPTION
1	9-4-12	ISSUED FOR PERMITTING
2	10-21-15	REVISED PER COMMENTS

BE CONSULTING INC.
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2410 HOOD MOUNTAIN ROAD
SUITE 103
WAINWRIGHTVILLE, GA 30677
770-423-1831 (FAX)
www.beconsultinginc.com

OCONEE CROSSING @ MARS HILL

1100 S. 1040 EPPS BRIDGE RD
WAINWRIGHTVILLE, GA 30677
OCONEE COUNTY, GEORGIA
TAX PARCEL #S:
804-007A & 804-007AA
5.131 ACRES

REZONE CONCEPT PLAN



REVISIONS

NO.	DATE	DESCRIPTION

DATE: 9-4-12
PROJECT #: 10-021-15

GRAPHIC SCALE: 0' 25' 50' 100' 150'

SCALE: 1"=500'

SHEET #
1



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 WATKINSVILLE, GA 30677
 706-413-4900 • 706-435-9631 (FAX)
 oab@abceconsultinginc.com
 www.abceconsultinginc.com

COMPOSITE PLAT FOR:
Oconee Crossing Shopping Center
 1100 & 1060 Epps Bridge Pkwy,
 OCONEE COUNTY, GEORGIA
 221 st. G.M.D.

BEING THE PARCELS OF LAND DESCRIBED IN
 D.B. 244, P.C. 164, 174, 181, OCONEE COUNTY, GA.
 TOTAL PROJECT AREA - 5.131 ACRES
 TAX PARCELS #: B 04 007A & 007AA
 EXISTING ZONING: AP-1

CONVEYOR & GRANTEE: ABCE CONSULTING INC. RECORDS CLERK: JAMES W. HARRIS
 THIS INSTRUMENT IS SUBJECT TO THE RIGHTS OF THE STATE OF GEORGIA AND THE COUNTY OF OCONEE COUNTY TO TAKE ANY PART OF THE LAND DESCRIBED HEREIN FOR PUBLIC USE OR PURPOSES OF THE STATE OF GEORGIA AND THE COUNTY OF OCONEE COUNTY. THE STATE OF GEORGIA AND THE COUNTY OF OCONEE COUNTY SHALL BE DEEMED TO HAVE ACCEPTED THIS INSTRUMENT AND THE LAND DESCRIBED HEREIN FOR PUBLIC USE OR PURPOSES OF THE STATE OF GEORGIA AND THE COUNTY OF OCONEE COUNTY. THE STATE OF GEORGIA AND THE COUNTY OF OCONEE COUNTY SHALL BE DEEMED TO HAVE ACCEPTED THIS INSTRUMENT AND THE LAND DESCRIBED HEREIN FOR PUBLIC USE OR PURPOSES OF THE STATE OF GEORGIA AND THE COUNTY OF OCONEE COUNTY.

I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AND REQUIREMENTS OF LAW OF THE STATE OF GEORGIA.

DATE PREPARED: 9-3-12
PROJECT #: 10-021-15
DATE: 9-3-12

REGISTERED
 LAND SURVEYOR
 NO. 3023
 KATYLE COOPER

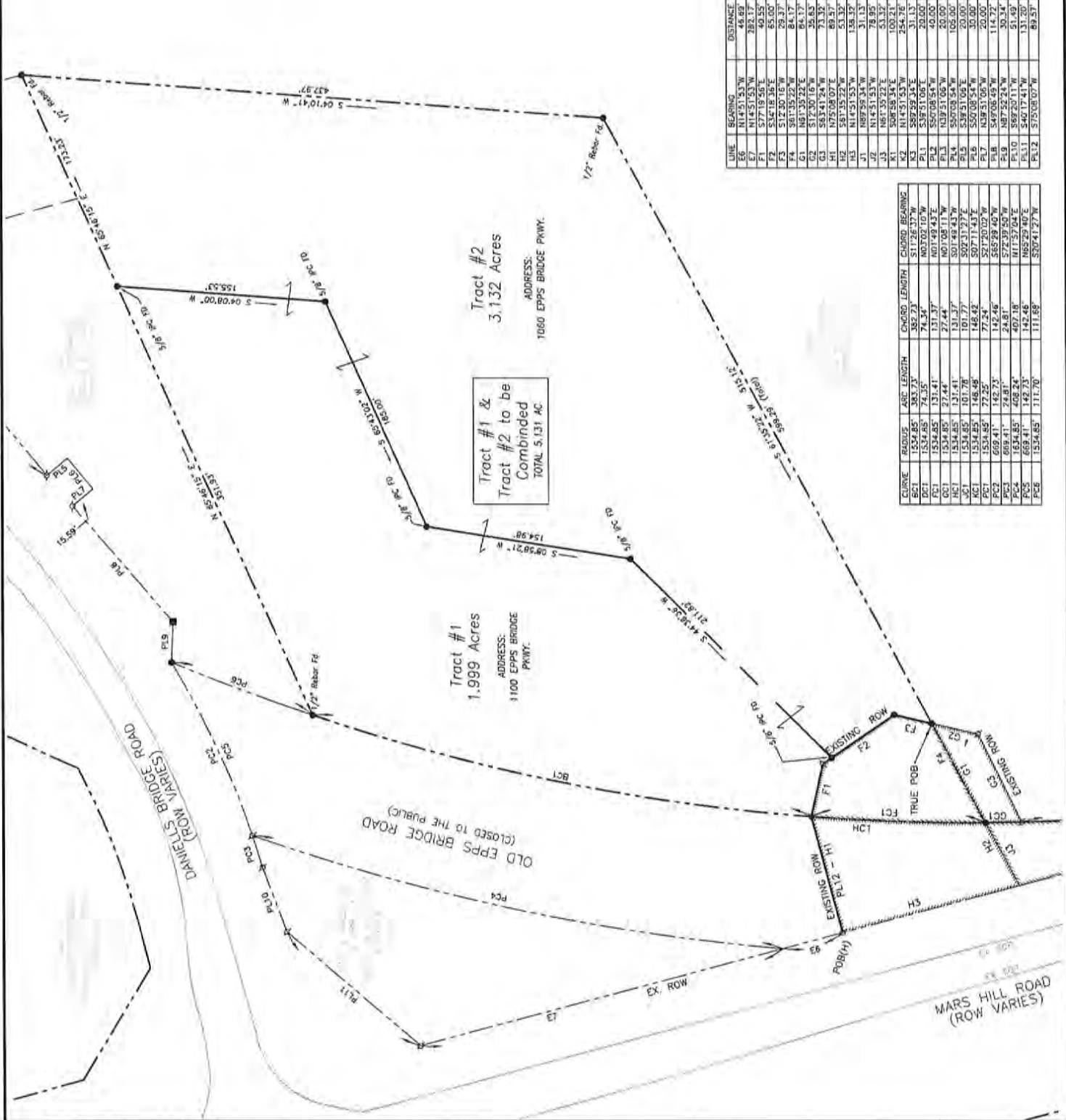
REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
 0' 25' 50' 100' 150'
 SCALE: 1"=50'

SHEET #
 1 / 1

CRD - GEORGIA WEST ZONE



LINE BEARING	DISTANCE
E6	114°51'53"W
E7	114°51'53"W
F1	S77°19'56"E
F2	S34°18'38"E
F3	S12°30'15"W
F4	S81°35'22"W
G1	S81°35'22"E
G2	S83°41'24"E
G3	S83°41'24"W
H1	N75°08'07"E
H2	S81°35'22"W
H3	N14°51'53"W
J1	N89°59'34"W
J2	N14°51'53"W
J3	S81°35'22"E
K1	S81°35'22"E
K2	N14°51'53"W
K3	S89°29'34"E
L1	S11°26'37"W
L2	S57°08'54"W
L3	N39°51'06"W
L4	S57°08'54"W
L5	S57°08'54"W
L6	S57°08'54"W
L7	N39°51'06"W
L8	S49°06'45"W
L9	N87°52'24"W
L10	S89°20'11"W
L11	S40°17'41"W
L12	S75°08'07"W

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
B01	153°48'55"	383.23'	382.73'	S11°26'37"W
B02	153°48'55"	74.35'	74.34'	N03°02'10"W
B03	153°48'55"	131.41'	131.37'	N01°49'43"E
B04	153°48'55"	27.44'	27.44'	N01°08'11"W
B05	153°48'55"	131.41'	131.37'	S01°49'43"W
B06	153°48'55"	101.77'	101.77'	S02°31'43"E
B07	153°48'55"	77.25'	77.24'	S21°20'02"W
B08	609.41'	142.23'	142.46'	S65°59'40"W
B09	609.41'	24.81'	24.81'	S72°39'50"W
B10	1534.85'	408.24'	407.18'	N11°57'04"E
B11	1534.85'	142.46'	142.46'	N65°29'40"E
B12	1534.85'	111.70'	111.89'	S30°41'27"W

Tract #2
 3.132 Acres
 ADDRESS:
 1060 EPPS BRIDGE PKWY.

Tract #1 &
 Tract #2 to be
 Combined
 TOTAL 5.131 AC

Tract #1
 1.999 Acres
 ADDRESS:
 1100 EPPS BRIDGE
 PKWY.



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MARIETTA, GA 30067
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www.aresconsulting.com

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OCONEE CROSSING @ MARS HILL

1100 & 1040 EPS BRIDGE RD
WATKINSVILLE, GA 30677
OCONEE COUNTY, GEORGIA
TAX PARCEL #S:
804-0074 & 804-0074A
5.131 ACRES

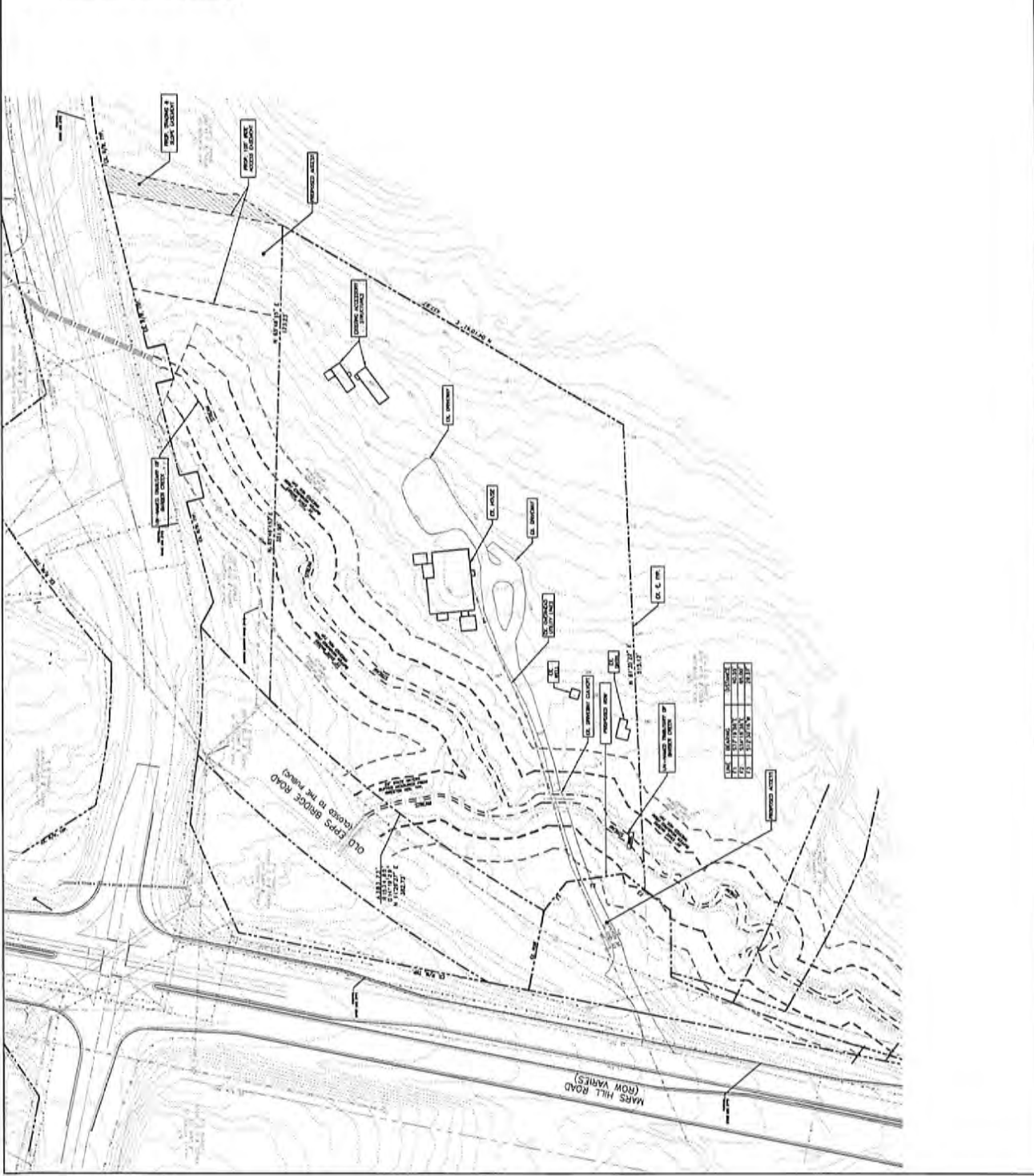
EXISTING
CONDITIONS



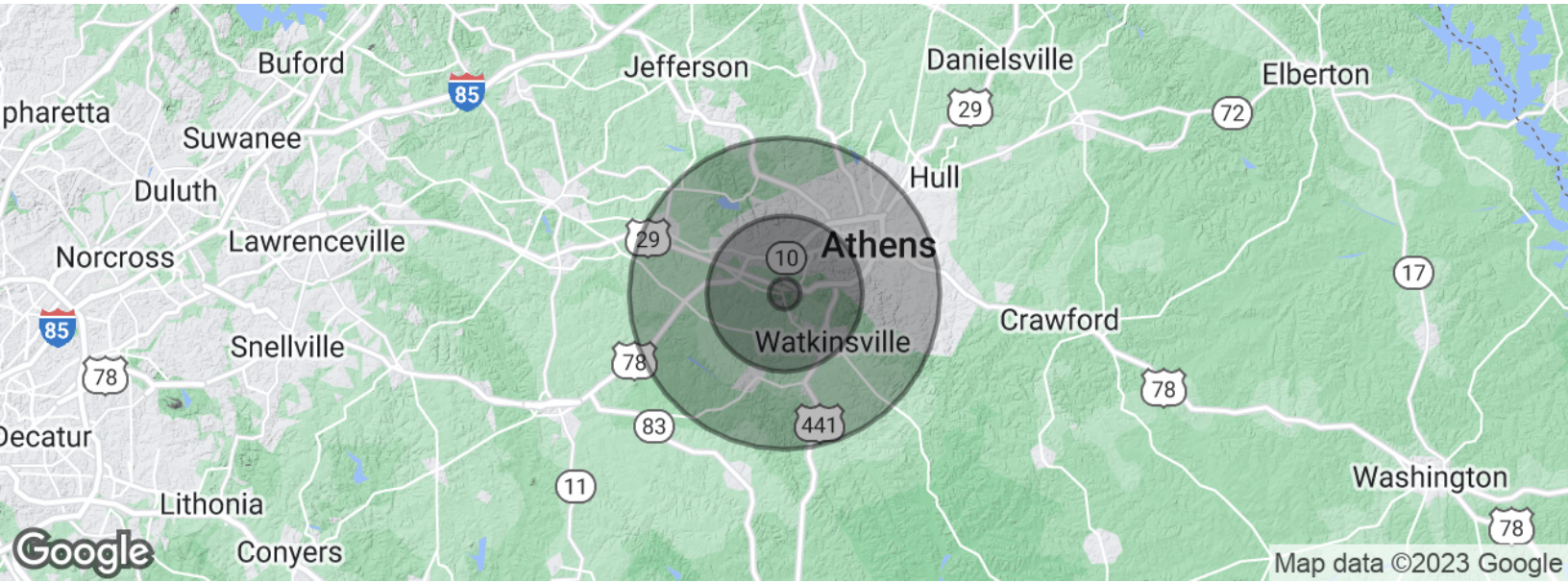
REVISIONS	DATE

DATE: 9-4-12
PROJECT #: 10-021-15
GRAPHIC SCALE
0' 25' 50' 100' 150'

SHEET #
1



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,131	43,683	157,192
Median age	41.0	34.8	30.9
Median age (Male)	38.5	33.9	30.0
Median age (Female)	42.6	35.4	31.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	414	17,011	56,674
# of persons per HH	2.7	2.6	2.8
Average HH income	\$119,171	\$82,223	\$60,862
Average house value	\$286,278	\$270,049	\$221,900

* Demographic data derived from 2020 ACS - US Census